

Message Text

UNCLASSIFIED

PAGE 01 TEHRAN 10815 231154Z

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ACTION NEA-10

INFO OCT-01 ISO-00 FBO-06 A-01 /018 W

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R 231027Z DEC 74

FM AMEMBASSY TEHRAN

TO SECSTATE WASHDC 9531

UNCLAS TEHRAN 10815

FOR: NEA/EX

E.O. 11652: N/A

TAGS: AFSP, ALOW, IR LL

SUBJECT: PROPOSED LEASE OF APARTMENTS

1. ASSUMING THAT THE PROPOSED QUARTERS ALLOWANCE SUBMITTED TO ALS (AND SUPPORTED BY AMBASSADOR IN LETTER TO DEPUTY SECRETARY INGERSOLL) WILL RESULT IN EQUITABLE GROUP QUARTERS ALLOWANCES, POST HAS LOCATED AND WISHES TO PLACE ON SHORT-TERM LEASE A GROUP OF TWELVE APARTMENTS.

2. APARTMENTS ARE OFFERED AT RENT SURPRISINGLY LOW AT THIS TIME, BUT EMBASSY MUST CONCLUDE DEAL SOON. RENT IS \$5,928 PER MONTH, AVERAGING OUT TO \$494 PER APARTMENT. FOUR APPLICANTS ARE IN THE \$6,000 GROUP AND THE BALANCE IN THE \$3400/\$3900 GROUP. EXTENDING THESE FIGURES WE FIND THAT DEPARTMENT WOULD HAVE TO INCREASE OUR QUARTERS ALLOTMENT BY \$17,391 PER ANNUM. THIS INCLUDED UTILITIES ESTIMATE. TRY AS WE MIGHT THERE IS NO WAY WE CAN COVER THIS RENTAL WITHIN PRESENT ALLOWANCES GRANTED.

3. RENTING THESE APARTMENTS WILL BE BOOST TO MORALE OF LOWER QUARTERS GROUP, SEVERAL OF WHOM HAVE BEEN UNABLE OVER PAST FEW MONTHS TO LOCATE QUARTERS ANYWHERE NEAR ALLOWANCES. PERSONNEL ARRIVING JANUARY CAN BE HOUSED EARLY FEBRUARY. SUCCEEDING PERSONNEL MAY EXPECT TO BE IMMEDIATELY HOUSED. VACANCY RATE WILL PROBABLY BE ALMOST NIL ON BASIS POST PERSONNEL ENTHUSIASM FOR THIS TYPE PROJECT. BUREAU IS URGED TO CONCUR IN THIS ACTION AND INCREASE ALLOTMENT ACCORDINGLY.

HELMS

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